

LOUDOUN COUNTY PLANNING COMMISSION

ACTION SUMMARY

WEDNESDAY, FEBRUARY 16, 2011

6:00 P.M. WORKSESSION

LOCATION: PURCELLVILLE ROOM
Government Center
1st Floor

Commissioners Present: Kevin Ruedisueli, Chairman, At Large; Cliff Keirce, Vice Chairman, Dulles District; Erin Austin, Catoctin District; Glen Bayless, Sugarland Run District; Robert Klancher, Broad Run District; Peggy Maio, Blue Ridge District; Gigi Robinson, Leesburg District; Helena Syska, Sterling District.

Commissioner Absent: Valdis Ronis, Potomac District.

Staff Present: John Merrithew, Assistant Director of Planning; Van Armstrong, Program Manager, Land Use Review; Dan Csizmar, Management and Financial Services; Planner: Jane McCarter; Nancy Bryan, Recording Secretary.

A. DISCLOSURES

1. Mr. Keirce had numerous phone calls and e-mail exchanges on February 11, 14, 15, and 16, 2011 with John McGranahan and Charlie Jackson regarding the Fox Gate application; on February 14, 2011 had an e-mail exchange with Andrew Painter regarding the Luck Stone application; had a conversation with Andrew Painter on February 15, 2011 regarding the Luck Stone application.
2. Ms. Maio had an e-mail from Andrew Painter regarding the Luck Stone application.
3. Mr. Klancher exchanged e-mails with Randy Minchew regarding the Luck Stone Tunnel application; had a conversation with the applicant for Arcola Center; had a conversation with the applicant for Fox Gate.
4. Ms. Austin had an e-mail and telephone call with the applicant representatives for Luck Stone.
5. Ms. Robinson had an e-mail from Andrew Painter regarding the Luck Stone application.
6. Mr. Ruedisueli had a telephone call and e-mail from Andrew Painter on February 15 and 16, 2011; had an e-mail from Randy Minchew regarding the Luck Stone Quarry Tunnel.
7. Mr. Bayless received an e-mail from Randy Minchew regarding the Luck Stone Quarry Tunnel.

B. WORKSESSION ITEMS

1. Proposed Capital Needs Assessment, FY 2017 – FY 2026

Supervisor Burton provided an overview of the Fiscal Impact Committee's review and recommendations regarding the CNA, with particular focus on the "Bow Wave" of capital projects proposed for development in FY 17 of the CNA. This "Bow Wave" represents not only the demand for capital facilities triggered for development in FY 17 due to continued population growth, but more significantly the total number of projects delayed beyond the end of the six-year Capital Improvements Program

(CIP) planning period by the Board of Supervisors. The majority of the projects in the “Bow Wave” were triggered for development during or before the FY 11-16 Adopted CIP, but have been delayed due to the economic slowdown, fiscal constraints, the County’s debt cap limitations, and the County’s debt ratio policies enacted to preserve the County’s AAA Bond Rating. As such, the Fiscal Impact Committee also has recommended using the CNA as a framework for future capital facility and fiscal policy discussions with the Board of Supervisors.

Following Supervisor Burton’s presentation, other items discussed included the CNA as an Appendix to the Comprehensive Plan; review of Service Plans; alternatives for public services; incentives to privatize services; community outreach since 2009.

2. SPEX 2010-0013, Luck Stone Inter-Quarry Tunnel

The Planning Commission forwarded SPEX 2010-0013, Luck Stone Inter-Quarry Tunnel to the Board of Supervisors with a recommendation of approval subject to the Conditions of Approval dated February 16, 2011 and based on the Findings attached as amended February 16, 2011. **(8-0-1, Ronis absent).**

3. ZCPA 2009-0008, Arcola Center – The Shops; ZCPA 2009-0009, Arcola Center

The Planning Commission forwarded ZCPA 2009-0008, Arcola Center – The Shops and ZCPA 2009-0009, Arcola Center to the Board of Supervisors with a recommendation of approval subject to the Proffer Statements dated February 15, 2011 with the Findings attached. **(8-0-1, Ronis absent).**